



TOWN OF BROOKLINE

Massachusetts

BOARD OF APPEALS

DIANE R. GORDON, Co-Chair

HARRY MILLER, Co-Chair

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PATRICK J. WARD, Secretary

TOWN OF BROOKLINE

BOARD OF APPEALS

CASE NO. BOA 070057

Petitioner Marshall Medoff applied for a six month time extension of BOA Case No. 060044, to convert an 1890 carriage barn at the rear of the property at 90 Addington Road into a single family residence. The Board met and determined that the properties affected were those shown on a schedule in accordance with the certification prepared by the Assessors of the Town of Brookline and approved by the Board of Appeals, and fixed November 8, 2007 at 7:00 p.m., as the time and place of a hearing on the requested extension in the conference room on the second floor of the Brookline Public Library. Notice of the scheduled hearing was mailed to the Petitioner, to his attorney, to the owners of the properties deemed by the Board to be affected as they appeared on the most recent tax list, to the Planning Board and to all others required by law. Notice of the scheduled hearing was published on October 25th and November 1st, 2007 in the Brookline Tab, a newspaper published in Brookline. Copy of said notice as follows:

LEGAL NOTICE

TOWN OF BROOKLINE

MASSACHUSETTS

BOARD OF APPEAL

NOTICE OF HEARING

PETITIONER: Marshall Medoff

LOCATION OF PREMISES: 90 Addington Road

DATE AND PLACE OF HEARING

Thursday November 8, 2007

At 7:00 p.m. in Hunneman Hall, on the 2nd floor of the Brookline Public Library, Washington Street Brookline, Massachusetts.

A public hearing will be held for a modification of Board of Appeals Case No. 060044, dated December 6, 2006

of the Zoning By-Law to extend time period six months

At 90 Addington Road

Said premises is located in an SC-7 District

The Town of Brookline does not discriminate on the basis of disability in admission to, or access to, or operations of its programs, services or activities. Individuals who need auxiliary aids for effective communication in programs and services of the Town of Brookline are invited to make their needs known to the ADA Co-ordinator, Stephen Bressler, Town of Brookline, 11 Pierce Street, Brookline, MA 02445. Telephone (617) 730-2330; TDD (617) 730-2327.

Diane R. Gordon

Harry Miller

Bailey Silbert

At the time and place specified in the notice a public hearing was held by this Board. Present were Diane Gordon, Bailey Silbert and Jessie Geller. Petitioner was represented by Jacob Walters of Goldenberg & Walters. Mr. Walters stated that the reason the petitioner was seeking an extension of time was due to the necessity of raising the carriage house (upon the advice of a structural engineer) in order to make repairs to the foundation. Mr. Walters also stated that the project has become more expensive due to the structural issues that have been raised, causing the petitioner to begin the financing process again. Mr. Walters concluded by stating that this Board could grant the requested relief pursuant to Section 9.07 of the Zoning By-Law. The Chair then asked if any members of the public wished to be heard, first in support of the proposed extension and then in opposition. Les Kaufman of Unit #1 at 90 Addington Road stated that while he is in support of the renovation of the carriage barn, he is disappointed with the lack of communication from the petitioner. The Chair then called upon Lara Curtis to give the Planning Board report. Ms. Curtis stated that the Planning Board had no objection to the time extension for conversion of the carriage barn. Ms. Curtis did request that a small addition be made in the original conditions recommended by the Planning Board and approved by the Board of Appeals, namely that condition #3 be amended to include the requirement that the applicant submit final plans showing elevations, which had inadvertently been omitted from the original decision. The Chair then called upon Frank Hitchcock of the Brookline Building Department. Mr. Hitchcock stated that the Building Department had no objection to the proposed time extension.

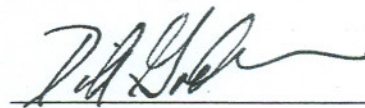
The Board, then deliberated on the applicant's request, and after consideration of the testimony before it voted unanimously to grant the requested time extension, until June 6, 2008, pursuant to Section 9.07 of the By-Law, subject to the following conditions:

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1. The final exterior design details of the carriage barn, including doors, windows, decorative trim and materials, shall be reviewed and approved by the Planning Board, after consultation with Preservation Commission staff, prior to issuance of a building permit.
2. A final site plan, indicating materials for the driveway, parking area, and paths, and a final landscape plan showing details about plant materials, including type, size and spacing, as well as appropriate landscaping materials to protect the existing trees and landscaping materials to prevent front yard parking in the future, *shall be reviewed and approved by the Planning Board, prior to issuance of a building permit.*
3. Prior to issuance of a building permit, the applicant shall submit to the Zoning Administrator for review and approval for conformance to the Board of Appeals decision: (a) a final site plan, including catch basins, stamped and signed by a registered engineer or land surveyor; (b) final building elevations stamped and signed by a registered architect; (c) a final landscape plan, stamped and signed by a registered landscape architect or architect; and (d) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

Unanimous decision of
the Board of Appeals



Diane Gordon, Chair

Date of Filing: November 16, 2007

A True Copy:

ATTEST:



Patrick J. Ward
Town Clerk